

**Statement of Existing and Intended Use in Support of Application for Special Exception for
AT&T's Proposed 199' Telecommunications Facility at 225 33rd Street SE**

Applicants: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

Cityswitch II-A, LLC
3355 Lenox Rd. NE, Suite 975
Atlanta, GA 30326

Property Owner: Philadelphia Baltimore Washington Railroad Company
Parcel SSL: PAR 02100012
Neighborhood: 22 - Fort Dupont Park
Zoning: PDR-1
Use: 95: Vacant- Residential Use (Railroad)
Parcel Size: 7.0 Acres (304,920 sq. feet)
ANC: 7B01

Pursuant to Chapter 11 of the District of Columbia Municipal Regulations ("DCMR"), Y § 300, X § 900.1, and C § 1312, AT&T and Cityswitch II-A, LLC (together, "Applicants") submit this Statement of Existing and Intended Uses to support approval of a special exception for a telecommunications facility with 199' monopole (195' pole with 4' lightning rod) inside a 60' x 48'6" compound (the "Facility") to provide replacement coverage for AT&T antennas that will be decommissioned when RFK Stadium is demolished.

THE PROPERTY'S EXISTING USE

The Applicants propose a new telecommunications monopole, and accompanying ground equipment, on a property located at 225 33rd Street SE, Washington, DC 20019 (the "Property"). The current use of the property is Vacant- Residential. The Property is approximately seven (7) acres in the Fort Dupont Park neighborhood, and is home to a CSX railyard and train tracks. It is one of a number of contiguous properties that house CSX rail tracks. CSX owns the Property and authorized AT&T and AT&T's representatives to pursue a special exception.

THE PROPOSED TELECOMMUNICATIONS USE

The proposed Facility consists of a 199' monopole (195' pole with 4' lightning rod) inside a 60' x 48'6" compound surrounded by 8' chain link fence. The compound will include space for ground equipment for at least five separate wireless providers. AT&T will install a generator (used as backup power in the case of an emergency outage) and an equipment shelter.

The 199' monopole will accommodate equipment for CSX, AT&T and at least three other wireless providers. CSX will locate communications equipment at 192' above ground level

(AGL), allowing the railroad company to communicate with other rail facilities and infrastructure. Having accurate and timely information in the hands of rail operators is crucial to making the railway safe and efficient. AT&T will locate its equipment at 185' AGL. Verizon wireless has already committed to co-locate its equipment at 173' AGL. Additionally, Dish Wireless, L.L.C. has requested to co-locate on the proposed Facility. There is space for at least two other providers on the proposed monopole.

AT&T needs to fill a very specific coverage gap that will be created by the decommissioning of antennas located on RFK Stadium. The Facility will replace and improve the wireless services lost when the RFK antennas are decommissioned. The proposed Facility located on CSX's Property will create little to no impact on area neighborhoods while providing much-needed emergency and non-emergency wireless services, including FirstNet. The proposed Facility will be located within a large non-residential use, in the target coverage area, and with the ability to serve the surrounding residential areas that will lose coverage when RFK Stadium's antennas are decommissioned.

The Facility will not change or increase the current use of the Property. The primary use of the vacant parcel is for a railyard and railways and to support and maintain the CSX railroad tracks. After installation of the Facility, the vacant Property will remain a vacant residential parcel with a primarily industrial use to house and support the railyard and railways. The Facility will not create any dust, noise, glare, light, or other effects that would create any impact on the area. The Facility will be unmanned, free of public facilities, and only require occasional visits (about 1 visit per quarter) from an AT&T technician for routine inspections and maintenance. The Facility will have no impact on traffic.

Respectfully Submitted,

SAUL EWING LLP

By: 

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